

Lively Times Ahead In the Realty Field

Much Inquiry for Property in District--Bid for New Business High School--Lessons for Washington From Baltimore Fire.

Although the prospect for building is not especially brilliant, if the leading builders themselves are to be believed, there is every reason for anticipating a lively business in the real estate field. Brokers generally are quite sanguine in this regard. They seem to feel sure that a great deal of property will change hands, and that, too, at increased values.

"The vast amount of money which has recently been invested in real estate and its improvement, not alone, by any means, in Washington city proper, but beyond the old city limits, promises the greatest increase in the selling price of land along Connecticut Avenue, between Rock Creek and Chevy Chase; Columbia Heights, Washington Heights, Mount Pleasant, and the Brightwood section, as compared with prices which prevailed ten or twelve years ago, when the boom, so to speak, was on, and so many of our people thought that prices would deteriorate rather than advance. There is no boom on now, nor has there been one since 1890, yet prices have steadily advanced over the entire District, and in some sections real estate is worth many times more than it was when speculation was at its height.

Increase of Values.
"We realize at a glance that F Street, G Street, Fourteenth Street, and New York Avenue property in the old city, is now double the speculative values of the boom times of ten or twelve years ago, while in Mount Pleasant, Brightwood, Takoma, Washington Heights, and Columbia Heights, and Connecticut Avenue toward Chevy Chase, it will sell for several times more than could possibly have been obtained for it in 1890. This actual improvement of these properties by the investment of millions in buildings, will not only sustain present values, but cause them to increase greatly in the near future.

"Our people are now tired of reckless speculation, and thousands regret their unfortunate experience in stocks, mines, and uncertain ventures, which induced them to invest money without return and from which great losses have been sustained. Their attention has been, and is now, directed to real estate. "Renewed activity will surely come with the spring season, and the millions of idle capital now seeking judicious and safe investment will continue to flow into real estate, not alone because of its stability, but because of its certain advancement in value.

Changes of a Decade.
"Ten or twelve years ago the United States Government was not paying \$3,000 per acre for land along Connecticut Avenue, and constructing thereon magnificent buildings for the Bureau of Standards at a cost of perhaps a million. Ten or twelve years ago the Sisters of the Holy Cross on Massachusetts Avenue, were not purchasing land for \$2,000 per acre and making arrangements to improve the same at a cost of several hundred thousand dollars. Their private individuals were purchasing property in that vicinity at less than \$1,000 per acre, and this action on their part was considered by many even in the boom times of 1890 as being wild speculation. Ten or twelve years ago our people were not dreaming of the Bond Building, the Colorado Building, the New Willard, of the many large and costly apartment houses now to be found all over Washington, and also beyond the old city limits, in which hundreds of thousands have been invested.

"The District of Columbia now offers advantages never before enjoyed, with its increased population, increased wealth, and the evident confidence that men of national reputation and vast fortunes are bestowing upon it by making large investments in real estate and its improvement here rather than elsewhere. Every city in the country is open to them, but Washington is being selected in preference. Thus its national aspect is fast becoming a national pride. "I have not the time to enumerate the many changes which have occurred in the last few years or to give further reasons for my expectation of increased demand and increased value of real estate during the coming season. This statement of facts, however, ought to remind those familiar with real estate, and convince those who are not, of the prospect for which I contend, imminent upon us with the appearance of the blue birds of spring."

New Business High School.
Presumably, work will soon be begun on the new Business High School, for which bids were opened yesterday at the District Building, the lowest bid being submitted by Isadore Pavarini. His bid for constructing according to plans

for design "A" was \$166,800, and for design "B" \$167,800. The amount appropriated is \$168,000. Design "A" calls for red brick; design "B" for mottled brick facing. It is understood that the latter will be chosen. The building is to be finished within eighteen months after the contract has been awarded.

Other contractors who submitted bids for both designs were: Gleason & Humphrey, \$180,300 and \$182,500; James L. Parsons, \$194,000 and \$195,000; Frank M. Dunn, \$180,000 and \$181,500; Frank P. May, \$182,240 and \$183,690; H. P. Cummings Company, Ware, Mass., \$192,700 and \$194,415; Meads & Reynolds, \$180,297 and \$182,247.

The award of the contract and the beginning of work on this important structure will be hailed with delight by the property holders and residents of the old "Northern Liberties." For it will be a worthy and suitable companion piece to the McKinley Training School, which stands only one block farther toward the eastern Rhode Island Avenue, and will contribute not a little to the enhancement of real estate values in that section of the city.

Lessons of Baltimore Fire.
Among the builders and architects of Washington the interest in the Baltimore fire has not yet died out. They are considering with the closest attention the lessons to be drawn from that calamity, not only as to their profession generally, but with especial reference to their bearing on Washington. It goes without saying, of course, that such a conflagration as visited our neighbor city would be an impossibility here. In the first place we have no skyscrapers; in the second, our wide streets make the task of the fire department immeasurably easier in fighting the flames.

Architect Goerner was asked by a reporter for The Times to express his views on this subject, and said: "The Baltimore fire has for the first time put the fireproof building to a severe test, and it can be said that some of them stood their trial well. Very bit of woodwork, even the plugs in the walls burned out, but the property protected columns, girders and beams, as well as the floor arches and partitions were left intact in several of the skyscrapers situated in the midst of the conflagration. In rebuilding the city undoubtedly fireproof construction will be extended to window frames which will inclose wired glass, better protection will be given to elevator shafts and stairways, and if the plan to widen the streets is carried out, and of equal importance--if the network of overhead wires is placed under ground, no fire will be able to spread with such lightning rapidity as this last one, and the fire-fighters will have a better chance to keep the flames under control.

Conditions in Washington.
"It is often asked: Could such a catastrophe afflict our beautiful Washington? With our wide streets and the restricted height of our buildings the question can safely be answered in the negative. In the very worst case a fire could be confined to one square, even in the dense, built up business section of the city. One bad feature, but which there is reason to believe will disappear in time, is the party wall. It presents the greatest obstacle to confining a fire to its starting place, and has been responsible for many a loss which need not have occurred with different construction. Nine-inch walls have, and still are, responsible for much loss of property by fire. Under the new building regulations they are eliminated, and thus a fruitful cause of spreading of flames done away with. With eighteen and thirteen-inch walls independently built, an adjoining structure might burn out and tumble to the ground without doing appreciable damage to your house. Just another word about those overhead wires. It would be a blessing if they could be made to disappear altogether. Ask any fireman and he will tell you that they are the terror of the fire-fighters. Bury them, do away with party walls, let Congress give the District a more abundant water supply, and be more liberal in its appropriations for the fire department, and there is no city anywhere in the world so free from apprehension of a destructive conflagration."

Really Notes.
Harry Wardman has just begun the construction of twenty-four dwellings at Florida Avenue and Tenth Street northeast. They will be two stories in height, and contain six rooms and reception hall. The lots on which they are built have each a frontage of 16 feet and a depth of from 75 to 100 feet. They will all the other half of the square recently built up by Mr. Halsup, and the cost of them will be about \$2,750 apiece. Three of the Ellis houses on Thirteenth Street southeast, have been sold last week, through the B. F. Saul Company, the price being \$2,850.

It is reported that a syndicate is being organized to purchase the Rock Spring Clubhouse, on the Conduit Road, now owned by C. E. Gresham.

IMPORTANT TO WOMEN!



EVERY WOMAN knows that the secret of a happy life lies in preserving the charms she already has, or in restoring those she has lost. She may have the sweetest disposition in the world, but unless nature has bestowed upon her a clear complexion, rounded features, a well-turned neck, and beautiful bust, she is seriously handicapped. Men are attracted and held by these charms, and she is a wise woman who will strive by every means to preserve or restore these beauties.

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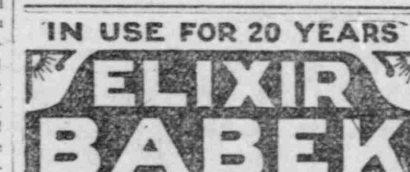
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FOR SALE--Only \$8,500; look at these up-to-date new houses; 6 rooms, bath, and concrete cellar; furnace heat; cabinet mantels; nicely papered and grained throughout; must be seen inside to be appreciated; a gem for a home-seeker. Apply to OWEN & SONS, 1151 8th St. N. W. feb-27

PRICE, \$3,200. RENT, \$22.50 MONTH.
Nine-rooms and bath, brick dwelling, in 12th St. N. W.; convenient to two car lines; large lot; house in good condition.

PRICE, \$8,600. RENT, \$22.50 MONTH.
Two-story and cellar, bay window brick, 11th St. N. W.; near Lincoln Park; six large rooms and bath.

JOSEPH I. WELLER, Realty Broker, Tel. E. 653. No. 602 F St. N. W. feb-27

FOR SALE--SUBURBAN.

FOR SALE--To colored home-seeker, new six-room house, with large lot, on Columbia car line; price \$1,800; easy terms. CAMPBELL & CAMPBELL, 221 1/2 St. N. W. feb-27

FOR SALE--Three building lots at Brightwood, D. C.; half block from car; 15c per foot to an immediate purchaser; also lots in Brightwood Park. LOUIS P. SHOEMAKER, 929 F St. N. W. feb-27

FOR SALE--Houses; \$10 and \$15 monthly payments. PIERCE & PIERCE, Vienna, Va. feb-27

ONE CAR FARE, 6 tickets for 25c, to Rogers Addition to Mount Rainier; lots to be sold by; conveyances, recording, and abstract fees. C. C. ROGERS, owner, Federal Building. feb-27

Nearby City Lots at Country Prices.
ROGERS' ADDITION TO MOUNT RAINIER, PARTLY IN THE DISTRICT AND PARTLY IN MARYLAND. HIGH AND BEAUTIFULLY LOCATED, AND COVERED BY MAGNIFICENT OAKS; AT DISTRICT LINE, RHODE ISLAND AVENUE AND THE THIRTIETH STREET NORTH, ONE CAR FARE SIX TICKETS FOR 25 CENTS; EIGHT MINUTE RIDE FROM ECKINGTON, TWENTY MINUTES RIDE FROM CENTENTON, CITY AND ANNE ARUNDEL CAR; ONLY ACCESSIBLE AND HANDSOME PART OF DISTRICT WHERE PEOPLE OF MODERATE MEANS CAN BUY; LOTS NEAREST RHODE ISLAND AVENUE EXTENDED, SIX BLOCKS FROM THE CITY, \$100 PER LOT, AND BALANCE MONTHLY. FOR PLATS AND OTHER INFORMATION APPLY TO J. C. ROGERS, OWNER, 341 D ST., FENDALL BLDG. feb-27

FOR RENT--SUBURBAN.

FOR RENT--At North Langdon Station, D. C., 20 acres of land, with fireproof house and necessary outbuildings; \$25 per month. Inquire of J. L. SHERWOOD, Riggs Market. feb-27

FOR RENT--\$105 8th St. N. W., D. C., 7 rooms; all modern improvements. LOUIS P. SHOEMAKER, 929 F St. N. W. feb-27

WANTED--SUBURBAN.

WANTED--Small house, with two or three acres of land; must be near city. Address O. 637 A St. N. W. feb-27

FOR SALE--FARMS.

FOR SALE--Cheap; thirty acres, out 7th St. N. W.; \$1,500; will trade. Address FARM, this office. feb-27

FOR RENT--FARMS.

FOR RENT--One hundred acre farm; five miles from Washington; near Silver Spring, Montgomery county, Md.; fertile land, large barn, good water, fruit, etc.; on shares to responsible party. Apply 407 8th St. N. W. feb-27

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FOREIGN MAILS.

WASHINGTON, D. C., POSTOFFICE NOTICE.
HAIITI must be read daily, as changes may occur at any time.

FOREIGN MAILS are dispatched to the ports of sailing daily, and the schedule of closings is arranged on the presumption of their uniformity overland transit. For the week ending March 5, 1904, the last connecting closes will be made from the MAIN OFFICE as follows:

Trans-Atlantic Mails.
MONDAY--(a) At 11:45 p.m. for NETHERLANDS direct, per s.s. Amsterdam, from New York. Mail must be directed "Per s.s. Amsterdam."

(b) At 11:45 p.m. for ITALY direct, per s.s. Citta di Torino, from New York. Mail must be directed "Per s.s. Citta di Torino."

TUESDAY--(a) At 7:15 p.m. for EUROPE, per s.s. Majestic, from New York, via Queenstown. (b) At 11:45 p.m. for DENMARK direct, per s.s. Dannebrog, from New York. Mail must be directed "Per s.s. United States."

WEDNESDAY--(a) At 10:30 p.m. for FRANCE, SWITZERLAND, ITALY, SPAIN, PORTUGAL, TURKEY, EGYPT, GREECE, and BRITISH INDIA, per s.s. La Champagne, from New York. (b) At 11:45 p.m. for EUROPE, per s.s. La Champagne, from New York.

THURSDAY--(a) At 7:15 p.m. for IRELAND, per s.s. Erin, from New York. (b) At 11:45 p.m. for EUROPE, per s.s. St. Louis, from New York, via Plymouth and Cherbourg. Mail for GERMANY must be directed "Per s.s. St. Louis."

(c) At 7:15 p.m. for EUROPE, per s.s. Kaiser Wilhelm der Grosse, from New York, via Plymouth and Bremen. (d) At 11:45 p.m. for BELGIUM direct, per s.s. Finland, from New York. Mail must be directed "Per s.s. Finland."

(e) At 11:45 p.m. for ST. PIERRE-MIQUELON, per steamer from Halifax. (f) At 11:45 p.m. for PORTO RICO (ordinary mail only), per s.s. Mae, from New York, via Mayaguez.

(g) At 11:45 p.m. for CENTRAL AMERICA (except Costa Rica), and SOUTH PACIFIC PORTS, per s.s. Albatross, from New York, via Panama. (h) At 11:45 p.m. for ATLANTA, must be directed "Per s.s. Albatross."

(i) At 11:45 p.m. for GRENADA, TRINIDAD, and FRENCH GUIANA, per s.s. Maracaibo, from New York, via Grenada and Trinidad.

FRIDAY--(a) At 11:45 p.m. for MEXICO, per s.s. Trinitad, from New York. (b) At 11:45 p.m. for MEXICO, per s.s. Jason, from New York, via Tampico. Mail must be directed "Per s.s. Jason."

(c) At 11:45 p.m. for MARTINIQUE and GUADELOUPE, per s.s. Etruria, from New York. Mail for BARBADOS, TRINIDAD, and FRENCH GUIANA must be directed "Per s.s. Etruria."

THURSDAY--(a) At 11:45 p.m. for ARGENTINA, URUGUAY, and PARAGUAY, per s.s. Egyptian Prince, from New York. (b) At 11:45 p.m. for the BAHAMAS, per s.s. Egypt, from New York. Mail for PRINCE OF SANTIAGO, CUBA, must be directed "Per s.s. Oriana."

(c) At 11:45 p.m. for BARBADOS and NORTHERN BRAZIL, per s.s. Camestene, from New York, via Para, Maranhao, and Ceara. (d) At 11:45 p.m. for TRINIDAD and DOMINICAN REPUBLIC, per s.s. New York, from New York.

FRIDAY--(a) At 11:45 p.m. for BRAZIL, per s.s. Byron, from New York, via Pernambuco, Bahia, Rio Janeiro, and Santos. Mail for NORTHERN BRAZIL, ARGENTINE, URUGUAY, and PARAGUAY must be directed "Per s.s. Byron."

(b) At 11:45 p.m. for PORTO RICO, CUBA, and VENEZUELA, per s.s. Caracas, from New York. Mail for SAVANILLA and CARTAGENA must be directed "Per s.s. Caracas."

(c) At 11:45 p.m. for FORTUNE ISLAND, JAMAICA, SAVANILLA, CARTAGENA, and MATAGON, per s.s. Atlas, from New York. Mail for COSTA RICA must be directed "Per s.s. Atlas."

(d) At 11:45 p.m. for INAGUA, CAPE HAITI,

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FOREIGN MAILS.

PORT DE PAIX, and SANTA MARTA, per s.s. Albatross, from New York. Mail for other parts of HAITI must be directed "Per s.s. Albatross."

(a) At 11:45 p.m. for ST. THOMAS, ST. JOHN, LEONARD and WINDWARD ISLANDS, BRITISH, DUTCH, and FRENCH GUIANA, per s.s. Manoa, from New York. Mail for GRENADA and TRINIDAD must be directed "Per s.s. Manoa."

(c) At 11:45 p.m. for HAITI, per s.s. Prima der Nederlanden, from New York. Mail for CURACAO, VENEZUELA, TRINIDAD, BRITISH, and DUTCH GUIANA must be directed "Per s.s. Prima der Nederlanden."

CUBA MAILS close here at 3 p.m. daily, except Sundays and Mondays, via Port Tampa, Fla., the connecting closes being on Wednesdays and Saturdays.

MEXICO overland, unless specially addressed for dispatch by steamer sailing from New York, close here daily at 10 a.m. (f), and 10 p.m. (h).

NEWFOUNDLAND, by rail to North Sydney, and thence via steamer, close here daily at 11:30 a.m. (b), the connecting closes being on Mondays, Wednesdays, and Saturdays.

JAMAICA, by rail to Boston, and thence via steamer, close here every Friday at 12 p.m. (d); also by rail to Philadelphia, mails closing every Sunday at 11:45 p.m.

MIQUELON, by rail to Boston, and thence via steamer, close here daily, except Sundays, at 12 p.m. (d), and on Mondays at 11:30 a.m. (b).

BELIZE, PUERTO CORTEZ, and GUATEMALA, by rail to New Orleans, and thence via steamer, close here daily at 10:30 a.m. (f), and 10 p.m. (h), the connecting closes being on Mondays.

COSTA RICA, by rail to New Orleans, and thence via steamer, close here daily at 10:30 a.m. (f), and 10 p.m. (h), the connecting closes being on Tuesdays.

Trans-Pacific Mails.

CHINA and JAPAN, via Seattle (specially addressed only), close here daily at 6:30 p.m. (a). AUSTRALIA, 25, inclusive, for dispatch per s.s. Hyades (c).

CHINA, JAPAN, HAWAII, and the PHILIPPINE ISLANDS, via San Francisco, close here daily at 6:30 p.m. up to February 29, inclusive, for dispatch per s.s. Doric (c).

HAWAII, via San Francisco, close here daily at 6:30 p.m. up to March 7, inclusive, for dispatch per s.s. Albatross (c).

TAHITI and MARQUESA ISLANDS, via San Francisco, close here daily at 6:30 p.m. up to March 12, inclusive, for dispatch per s.s. Mari-Paul (c).

CHINA and JAPAN, via Vancouver and Victoria, B. C., close here daily at 6:30 p.m. up to March 15, inclusive, for dispatch per s.s. Empress of India. Merchandise for the U. S. Postal Agency at Shanghai, China, cannot be forwarded via Canada (c).

CHINA, JAPAN, HAWAII, and PHILIPPINE ISLANDS, via San Francisco, close here daily at 6:30 p.m. up to March 18, inclusive, for dispatch per s.s. Albatross (c).

AUSTRALIA (except West Australia), FIJI, NEW ZEALAND, NEW CALEDONIA, FIJI, SAMOA, and HAWAII, via San Francisco, close here daily at 6:30 p.m. up to March 19, inclusive, for dispatch per s.s. Sonoma (c).

AUSTRALIA (except West Australia), FIJI, FIJI ISLANDS, and NEW CALEDONIA, via San Francisco and Victoria, B. C., close here daily at 6:30 p.m. up to March 20, inclusive, for dispatch per s.s. Moana (c).

PHILIPPINE ISLANDS, via San Francisco, close here daily at 6:30 p.m. up to March 27, inclusive, for dispatch per L. S. Transport (c).

NOTE--Mails for COCHIN CHINA are dispatched to New York, N. Y., for connection with European steamers.

Unless otherwise addressed, WEST AUSTRALIA mails will be dispatched via Europe, and those for NEW ZEALAND and the PHILIPPINE ISLANDS via San Francisco. Cal.--the quickest routes. Mails for the PHILIPPINE ISLANDS, specially addressed "Via Europe," or "Via Canada," must be prepaid at the foreign rate of postage. Mails for HAWAII are dispatched via San Francisco, Cal., exclusively.

REGISTERED MAILS close at the MAIN OFFICE as follows: (a) At 6:30 p.m. same day; (b) at 1:45 p.m. same day; (c) at 9:45 p.m. same day; (d) at 5:30 a.m. same day; (e) at 9:45 p.m. same day; (f) at 9:25 a.m. same day; (g) at 1:15 p.m. same day; (h) at 8:45 p.m. previous day; (i) at 2:30 a.m. same day.

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